Cibolo Parkway Public Meeting

January 30, 2018

Public Meeting Outline

- Agenda
- Opening Remarks
- Introductions
- Presentation of Project Development – Phase I
- Next Steps of Project Development

Agenda

- Open House 6:30 – 6:45
- Presentation 6:45 – 7:30
- Q & A 7:30 – 8:15

Introductions

- **Program Management, Financing**
  Public Werks
- **Traffic and Revenue Study**
  Stantec
- **Design**
  Huitt – Zollars
- **Environmental**
  aci Consulting
- **Project Communications**
  K Strategies

Project Development – Phase I

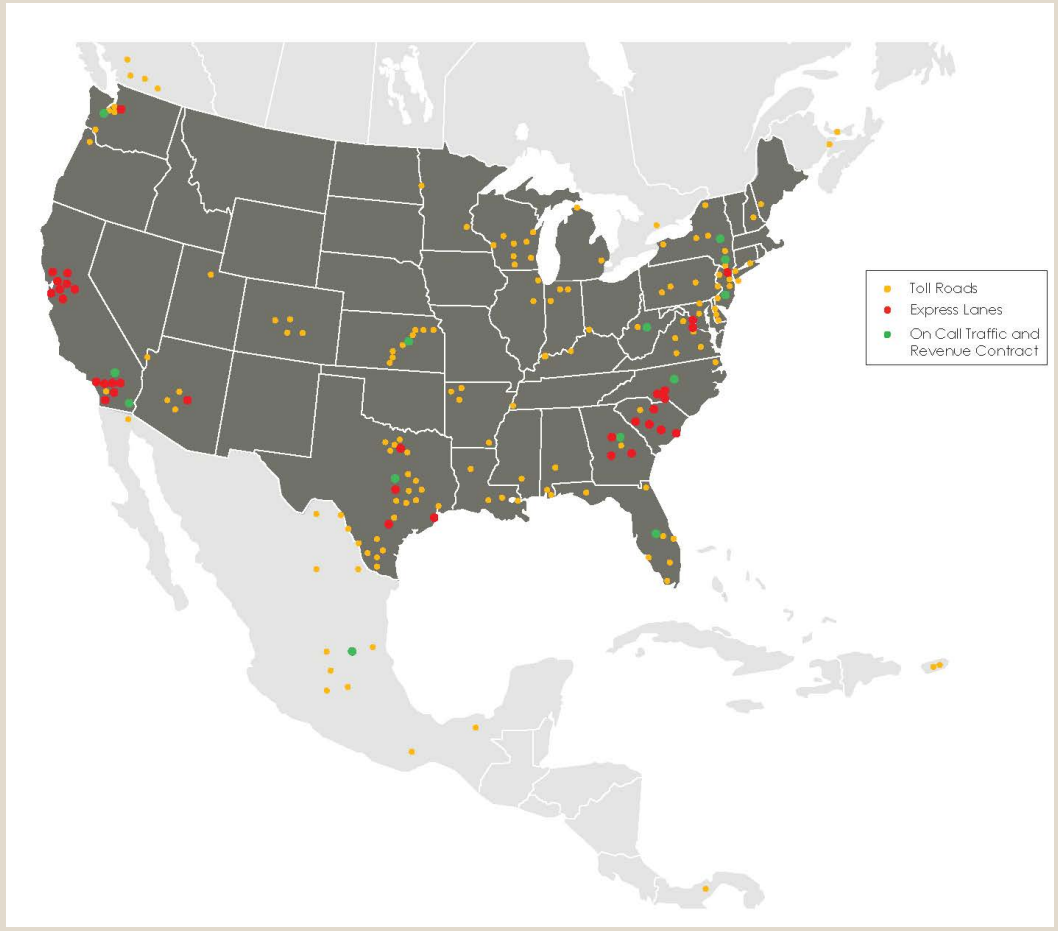
- Traffic & Revenue
- Design
- Environmental

Traffic and Revenue Study

Key Areas

Stantec T&R Experience

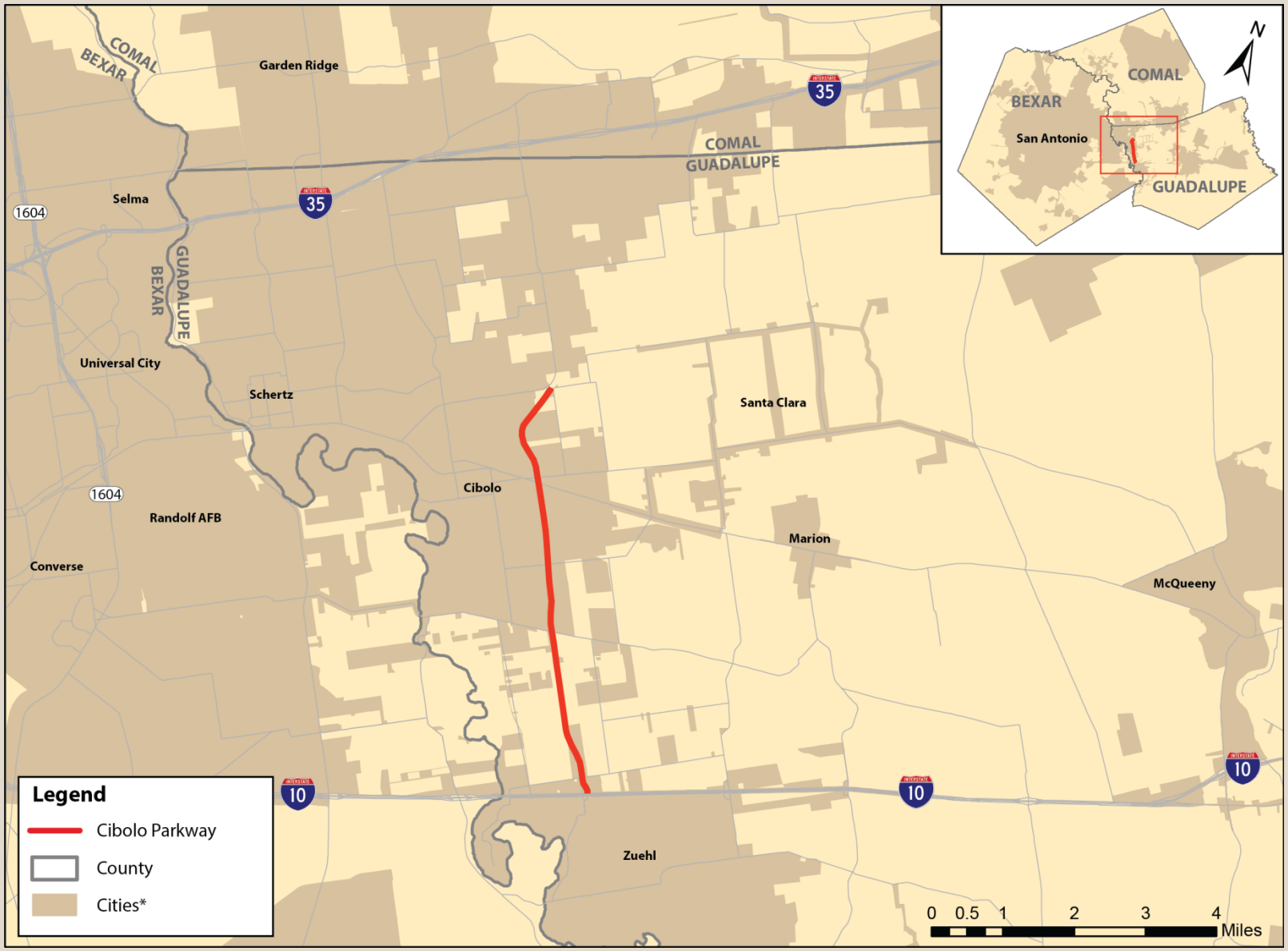
- More than 40 years of experience
- Investment-grade ratings on dozens of toll road projects
- More than $40 billion in toll road financing around the world
- Central Texas projects:
  - CTTS Loop 1 North, 45N, 45SE, SH 130 (Segments 1-4)
  - CTRMA 183A, 290E, 71E



Traffic and Revenue Study

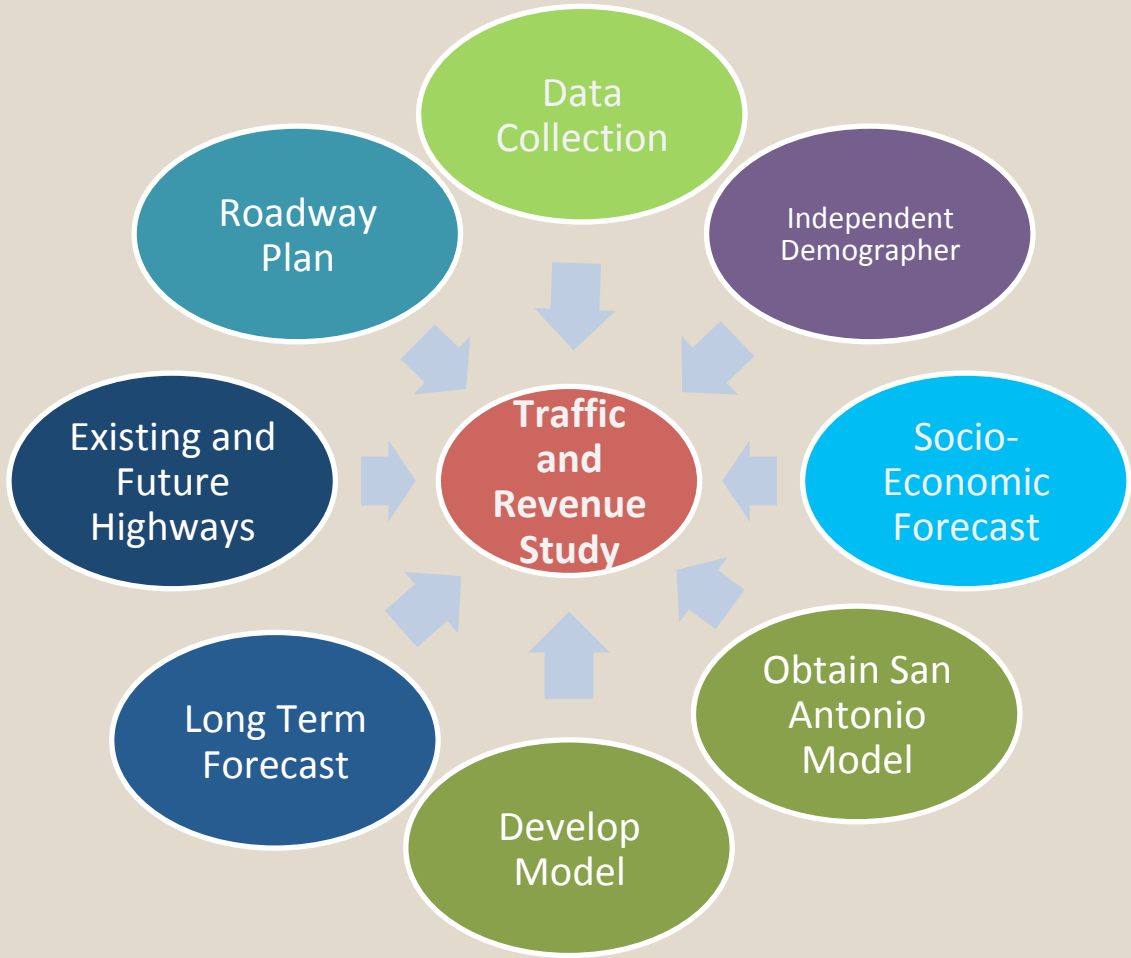
- AAMPO Model request
- Traffic data collection and travel surveys
- Peer-review of land use/economic analysis
- Travel demand model calibration/traffic evaluation methods
- T&R analysis of initial alternatives/scenarios
- T&R analysis of refined alternatives/scenarios
- Investment-grade report

Project Location

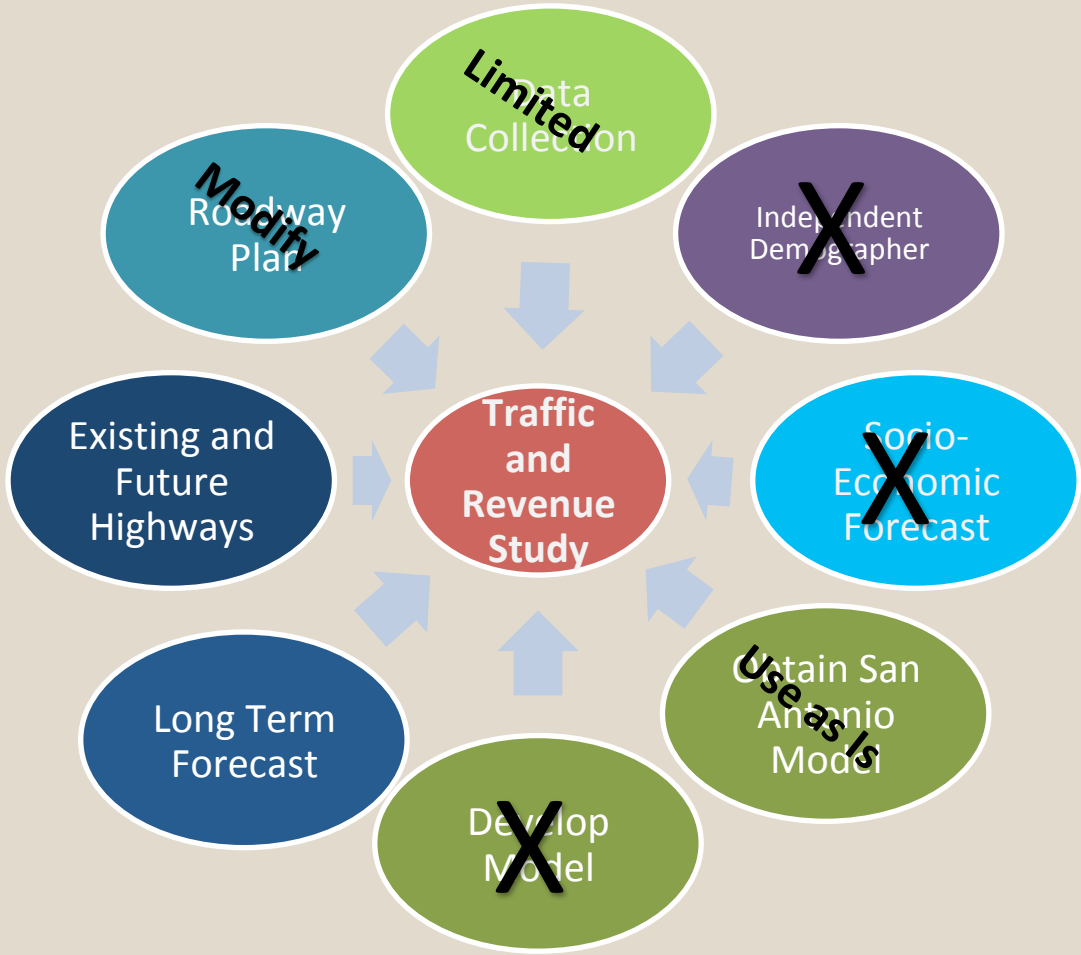


Design-Revenue-Financing

Components of Investment Grade (Level III) T & R Study

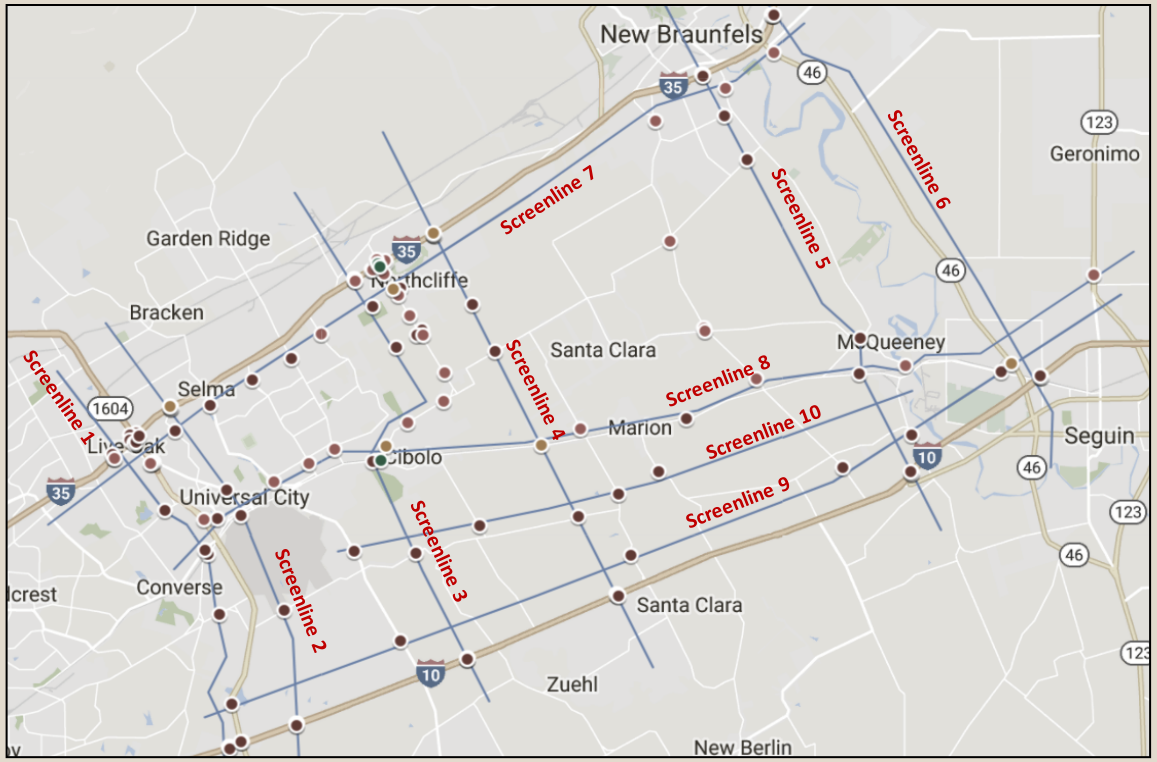


Components of Investment Grade (Level I) T & R Study



Data Collection

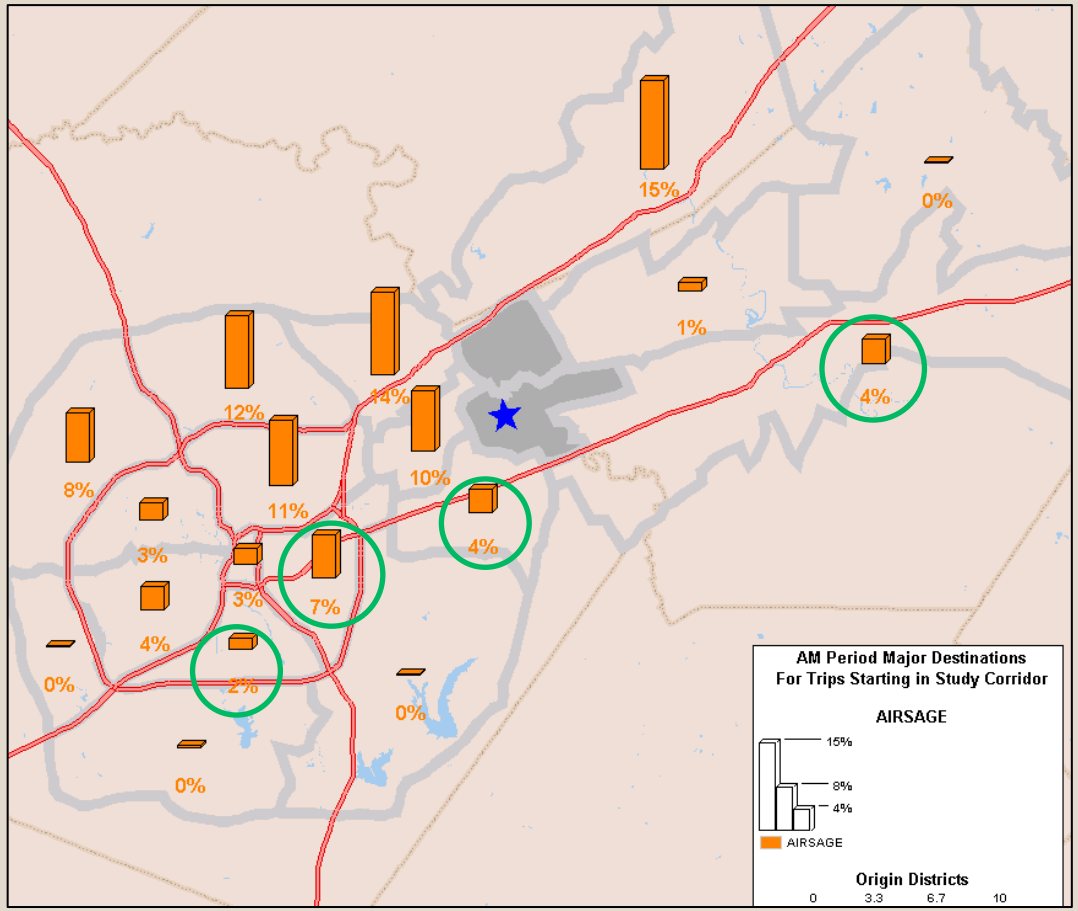
Traffic Counts, travel times, turning movements, vehicle classification



- Collected traffic data on 134 count locations
- Conducted almost 100 travel time runs across major roads during different times of day (FM 78, I-35, I-10, FM 1103, Loop 1604, Santa Clara, Roy Richards and Schertz Parkway

Data Collection

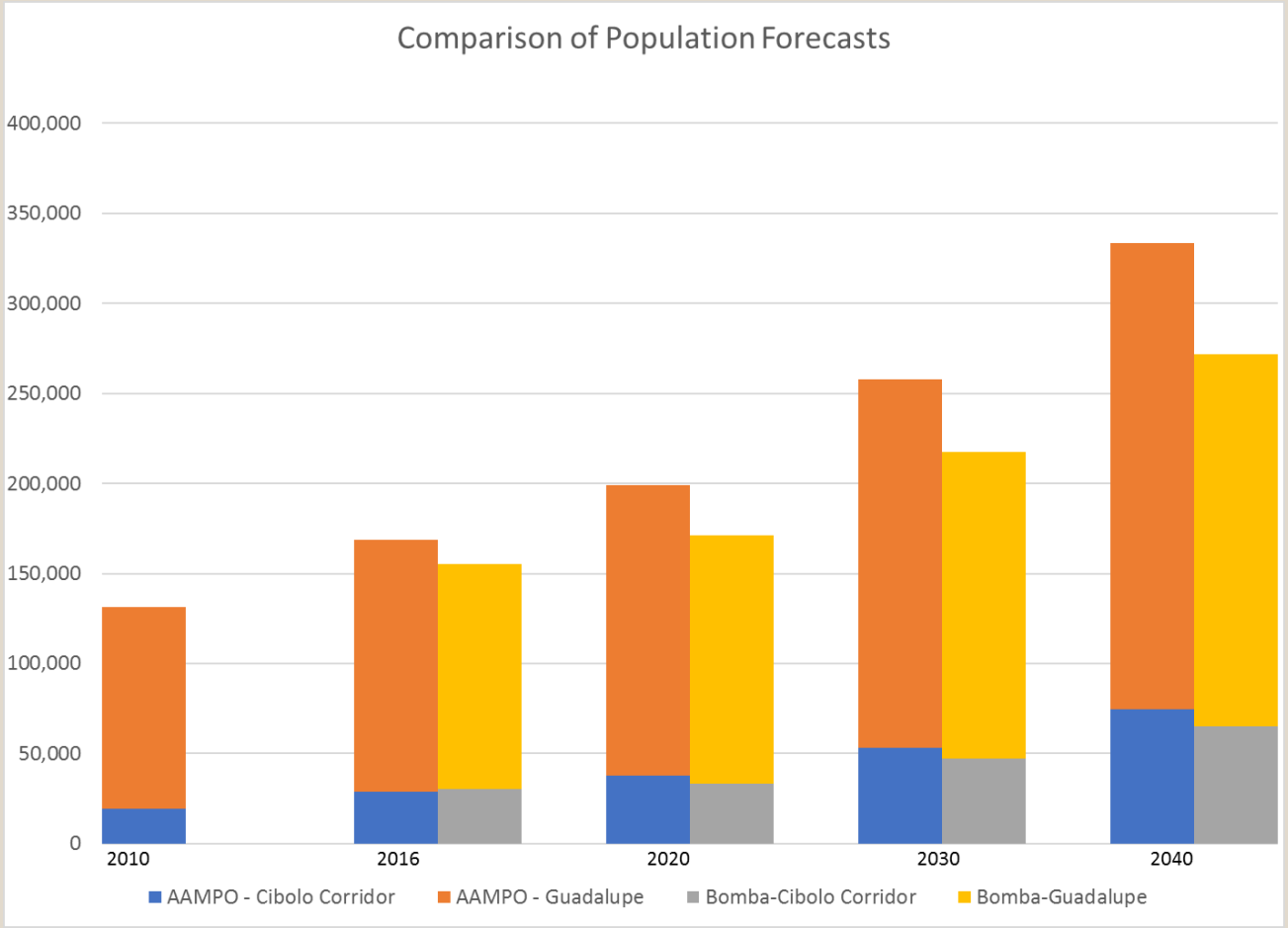
AirSage Origin/Destination data



- For morning travel patterns both the AAMPO trip tables and the AirSage data indicate the majority of destinations for trips originating in the study area went north, northeast or to central San Antonio
- AirSage indicates that 17% of all trips that originate in the Cibolo area are destined for locations off I-10.

Independent Demographer

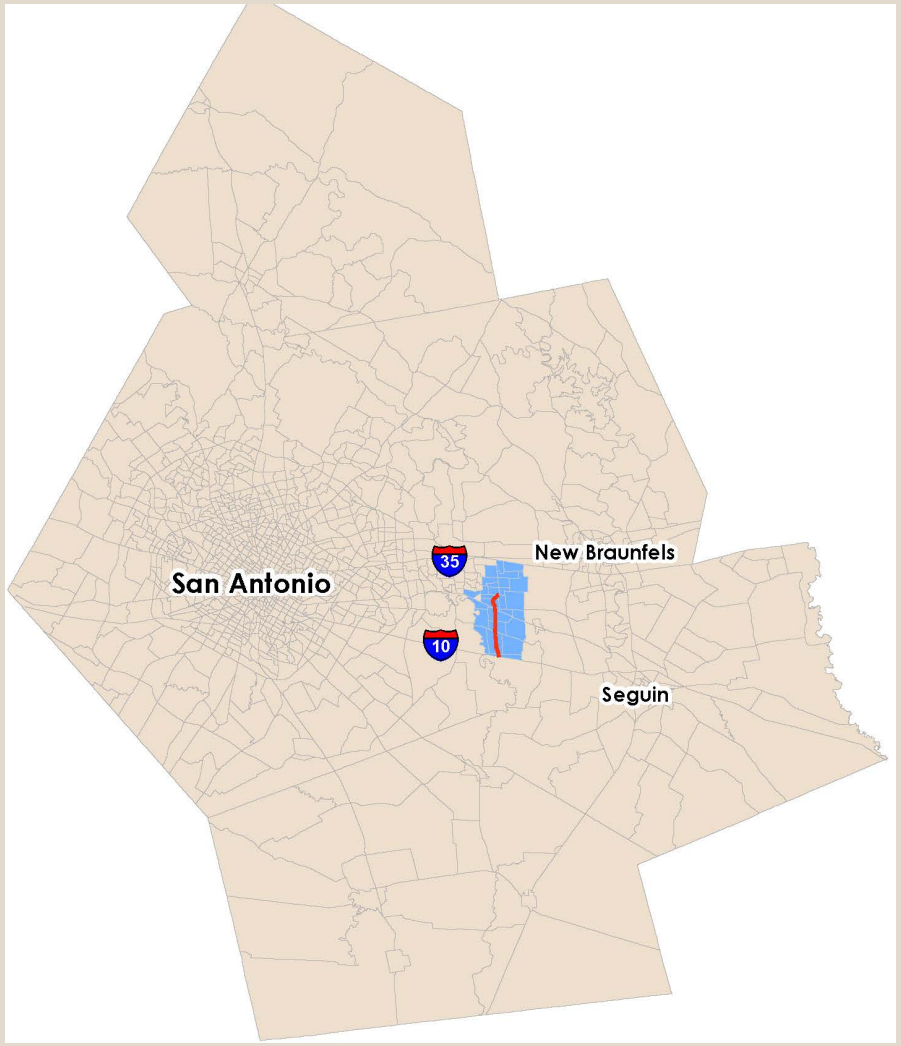
Deep dive into Development



- Independent assessment of likely trip growth in the study area
- Forecasts show that the population in the Cibolo area will more than double by 2040

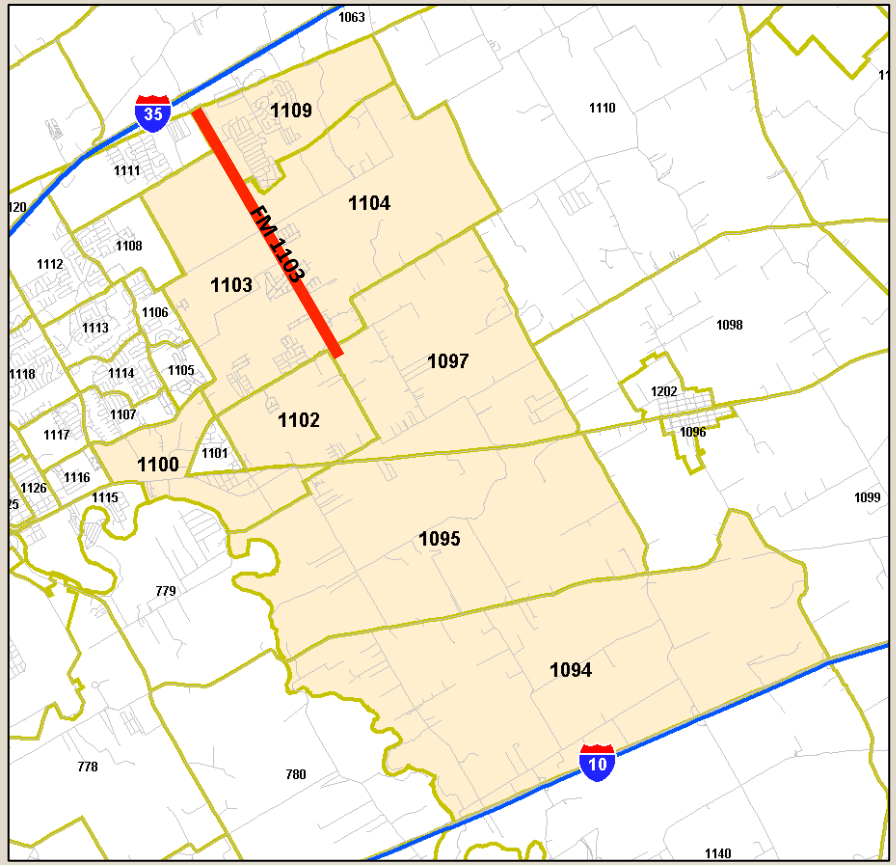
Model Calibration

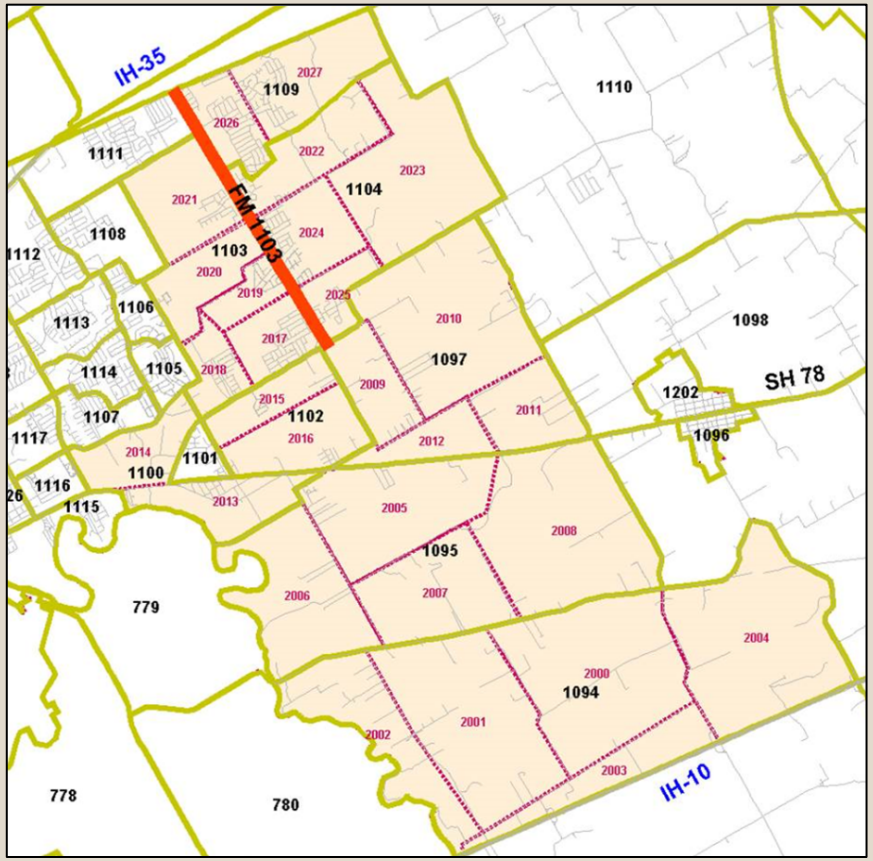
- Calibration (model accuracy) is often not as good in a Regional Model when looking at a specific area
- We calibrate the model to reflect actual speeds and volumes in the corridor and study area



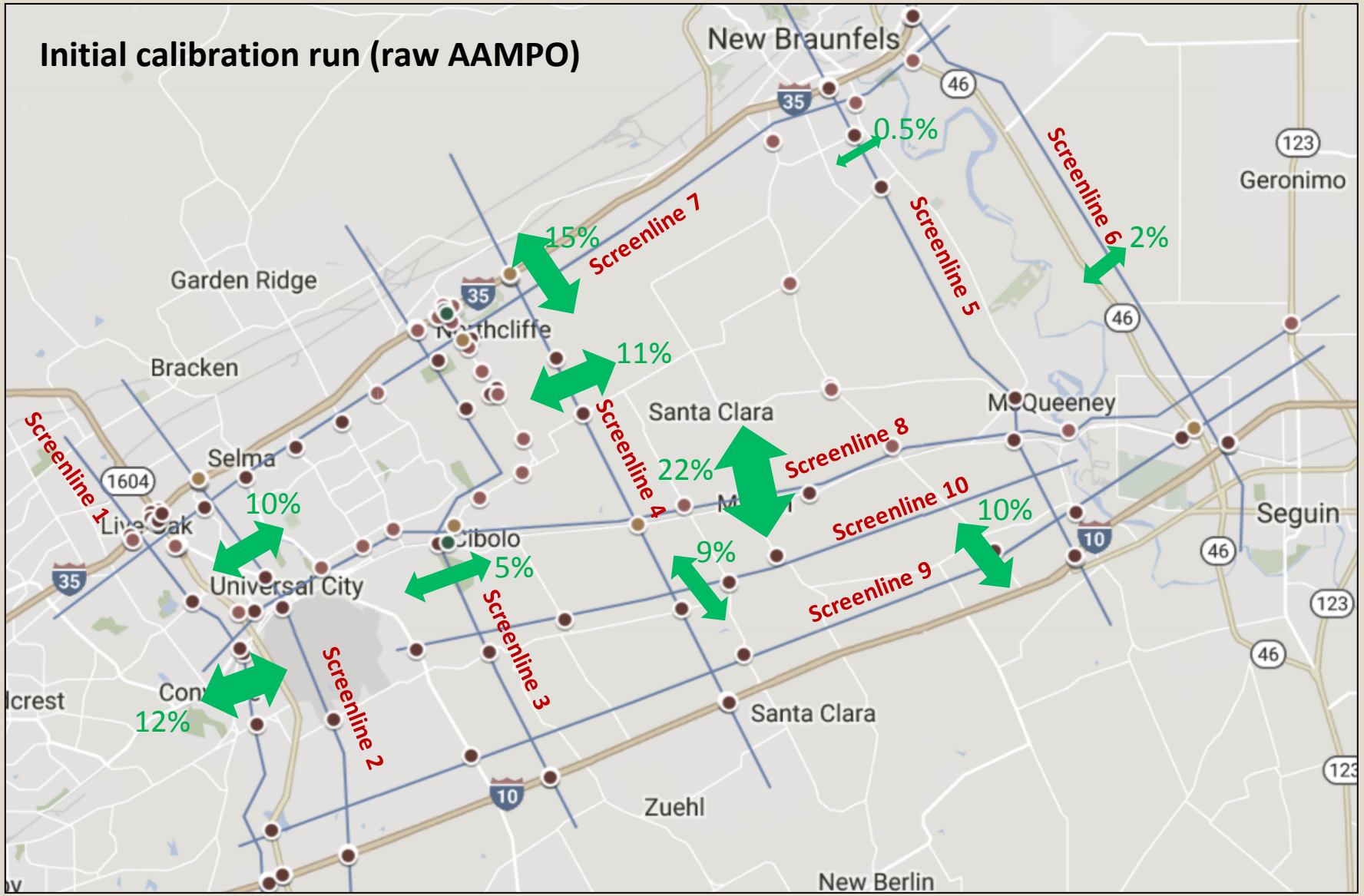
Modify San Antonio Model

Divide Cibolo area into more Development Zones (TAZs). We went from 8 zones to 28 to better model traffic.

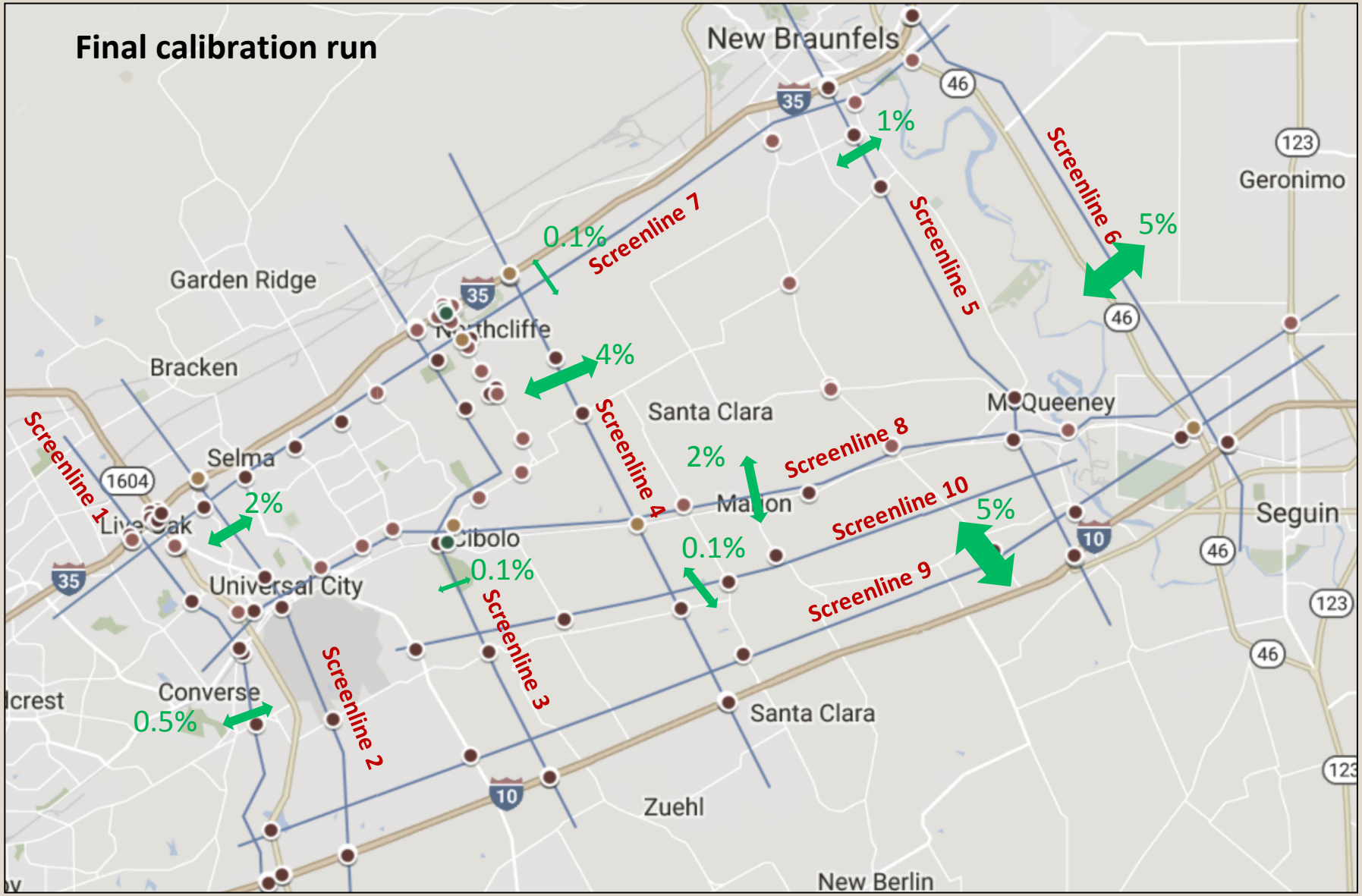




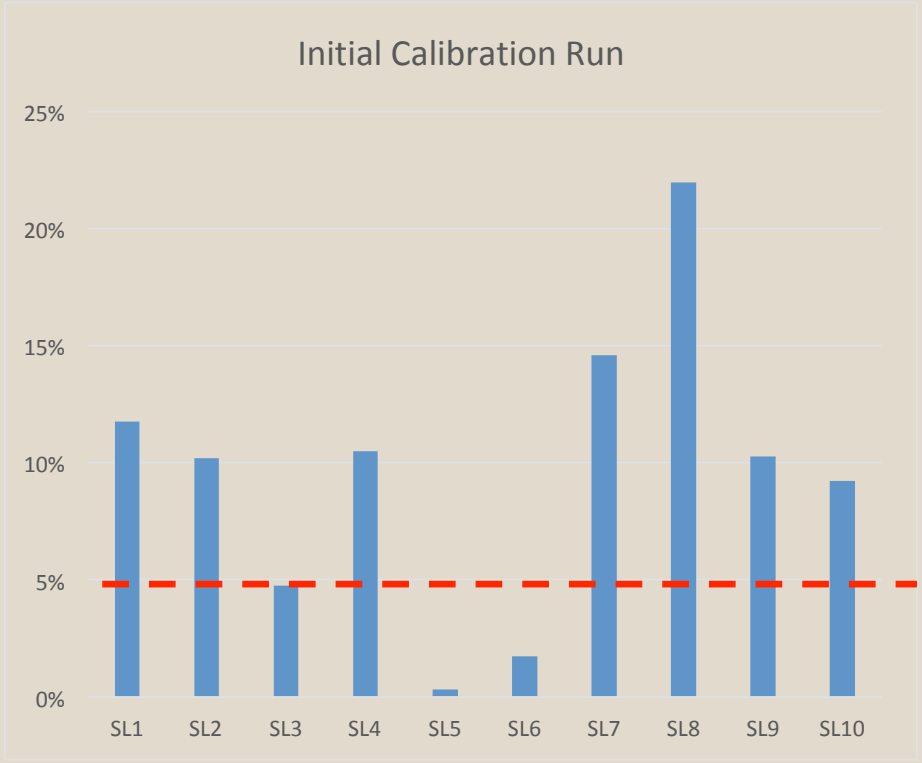
Model Calibration

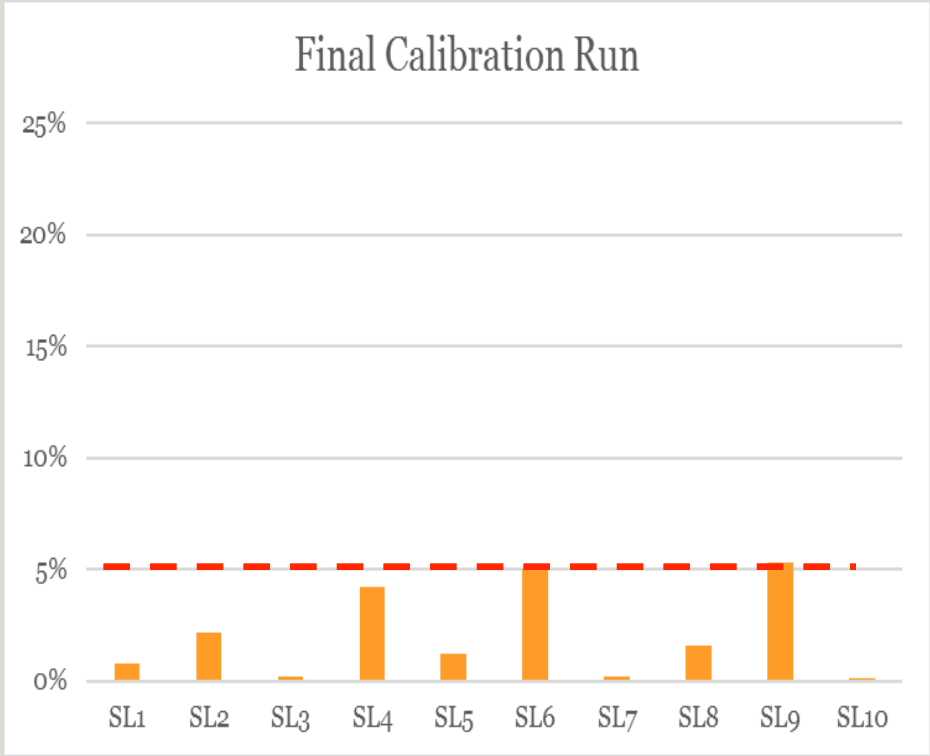


Model Calibration

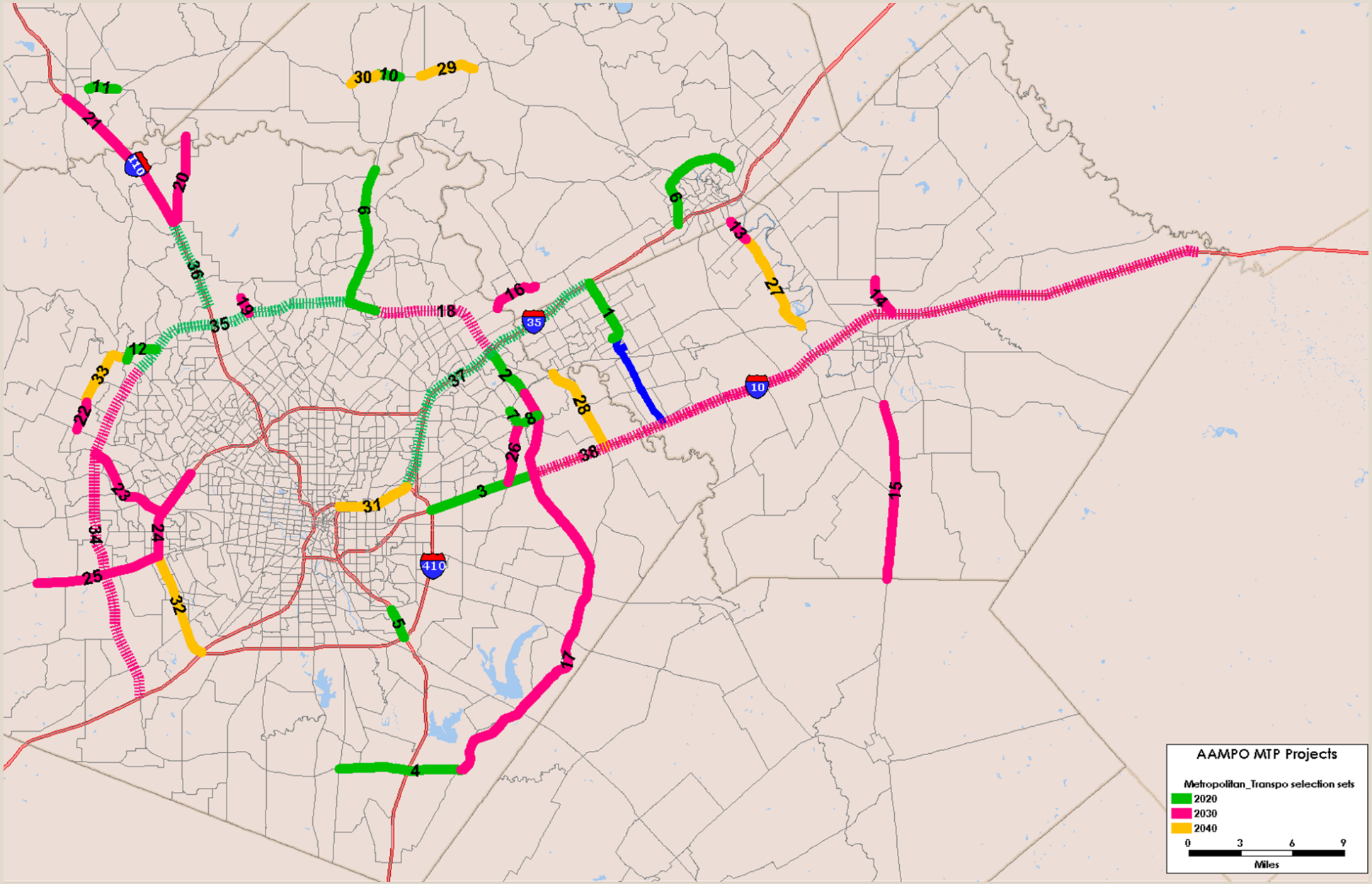


Model Calibration



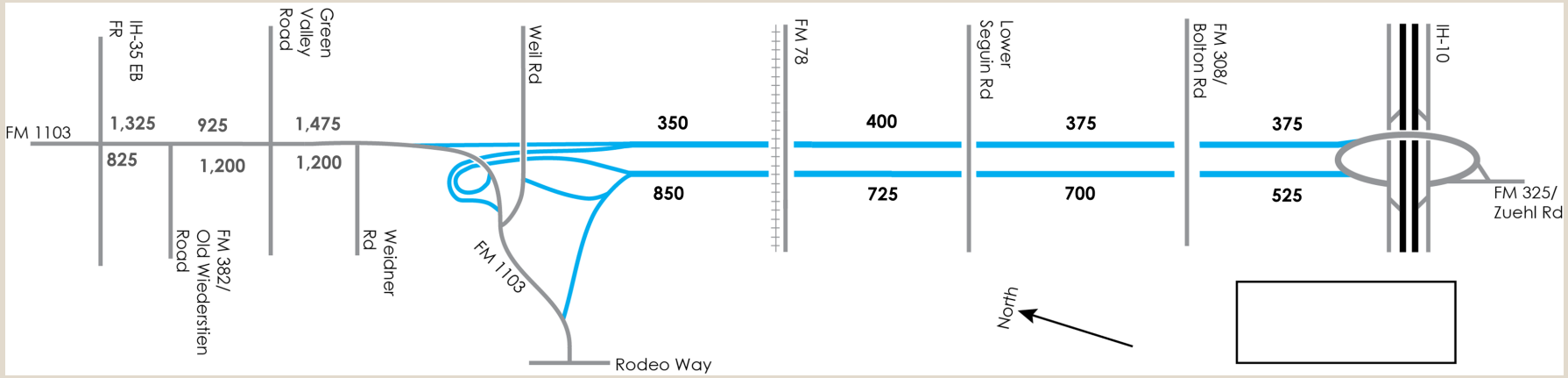


Changes in Regional Network

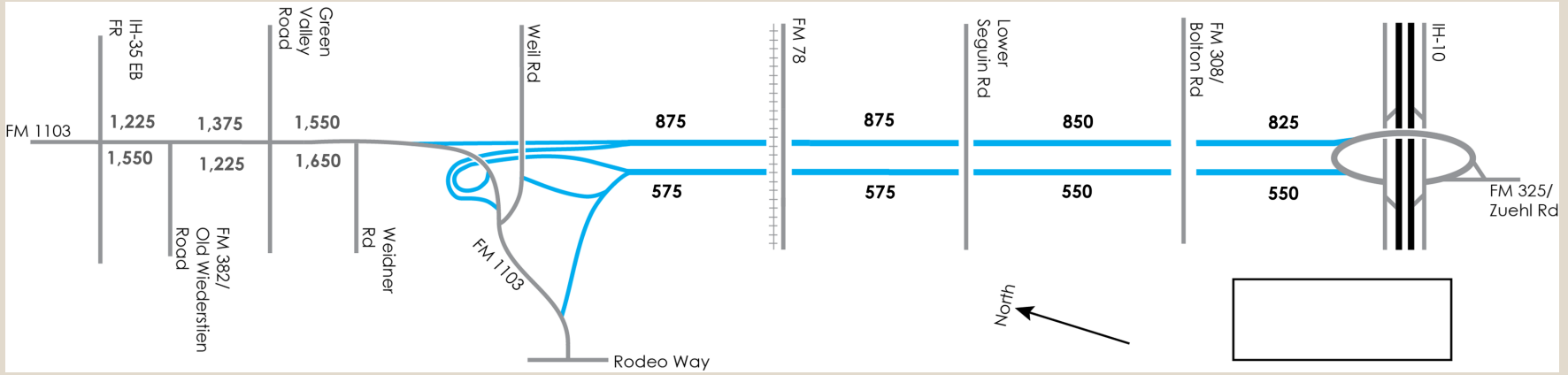


Forecasted Peak Hour Volumes

2030 morning peak volumes

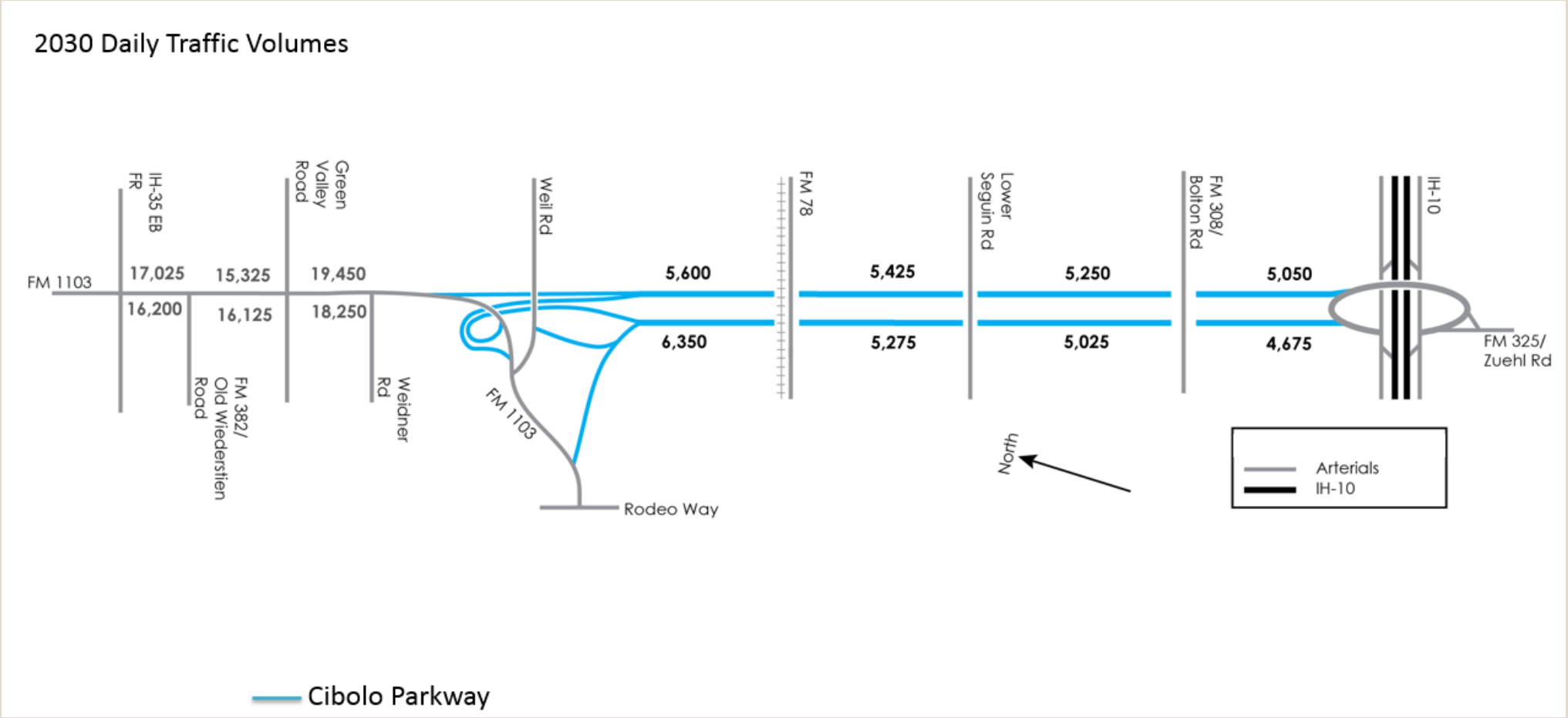


2030 evening peak volumes



Cibolo Parkway

Forecasted ADT



Design-Revenue-Financing

Preliminary Design

Huitt - Zollars Transportation

- More than 40 years of transportation planning and design experience 550+ employees – 8 states – 19 offices
- Woodruff – 20+ yrs transportation experience (SH 130 schematic work)
- Greg Delgado – 28 yrs experience – Toll 49, MoPac Express Lanes
- Simmons – retired TxDOT Deputy Executive Director – 36 yrs experience
- Toll experience – TxDOT CTTS, NTTA SH 161, HCTRA BW 8

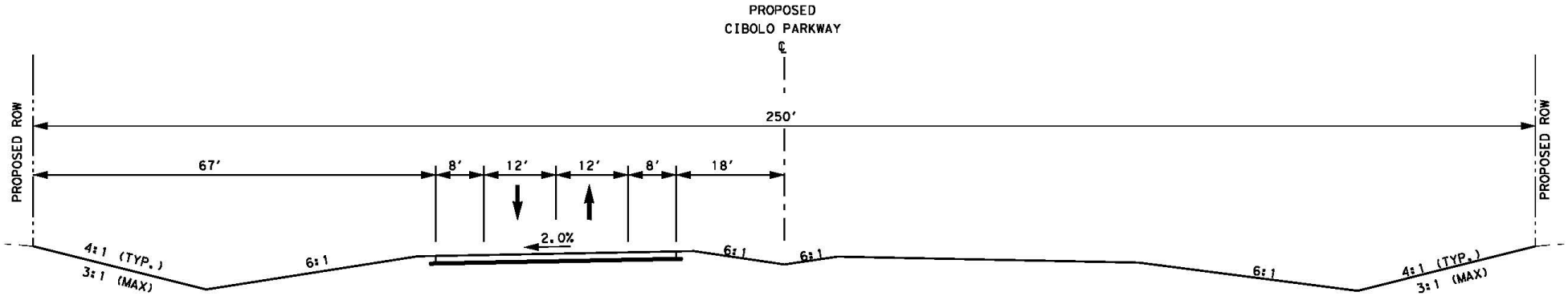
Project Facts

- Begins at FM 1103 curve
- Ends at I-10 at Zuehl Road
- Access locations:
  - FM 1103
  - FM 78
  - Lower Seguin Road
  - Bolton Road
  - I-10

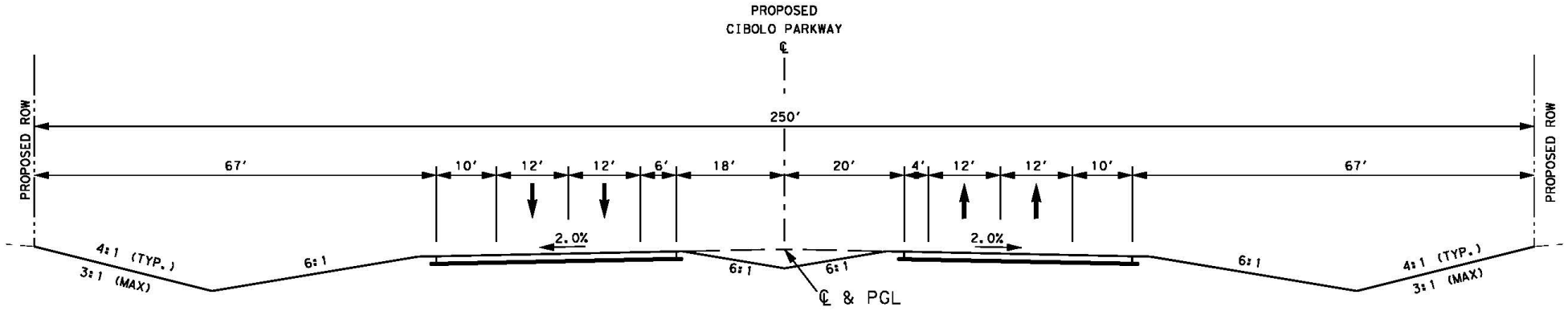
Design

- Traffic projections tell the designer what needs to be built initially
- Also tells the designer what type of facility to plan for the future when expansion is expected
- The roadway will be a two-lane facility until realized traffic warrants additional lanes

Design

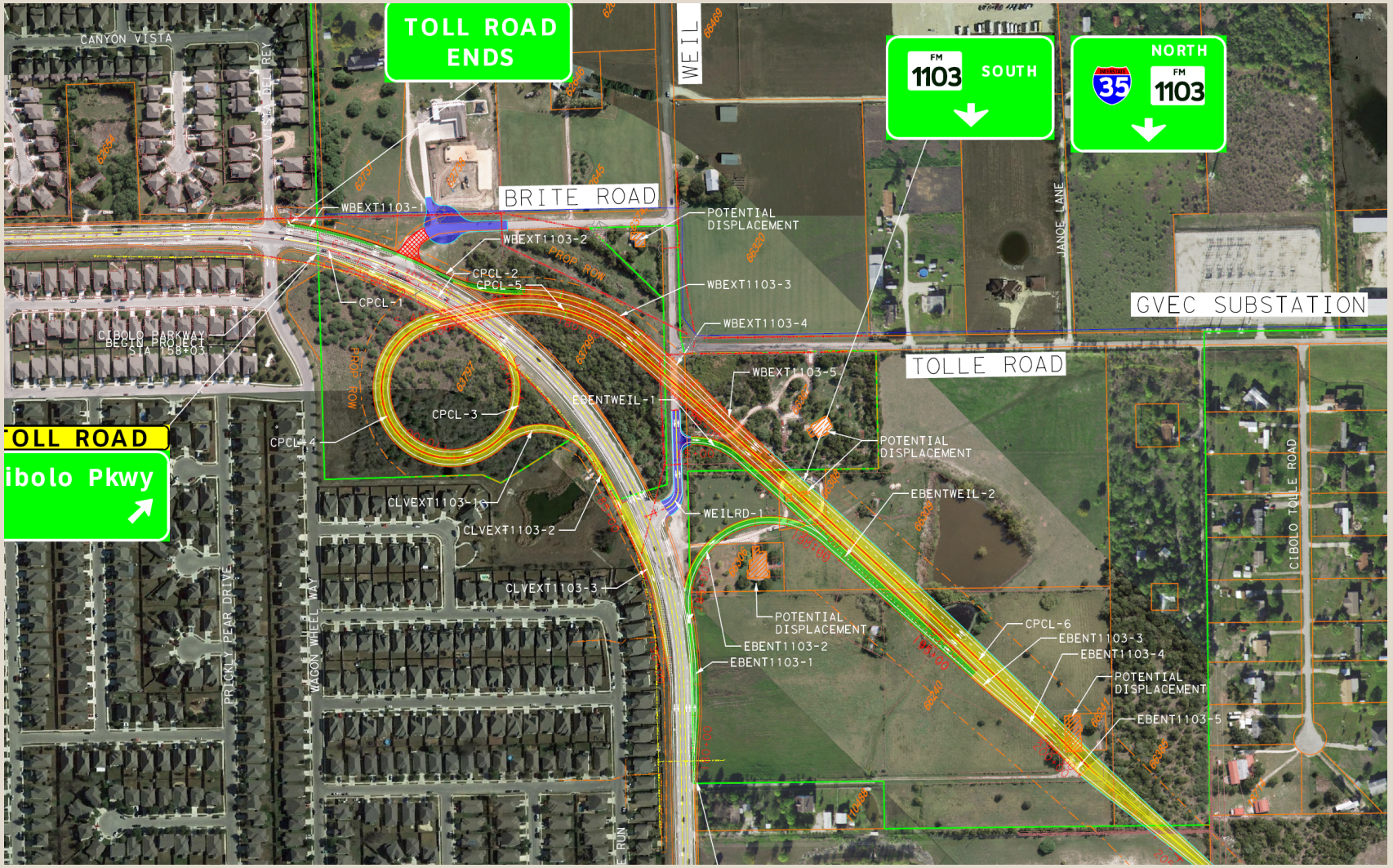


PROPOSED INTERIM TYPICAL SECTION

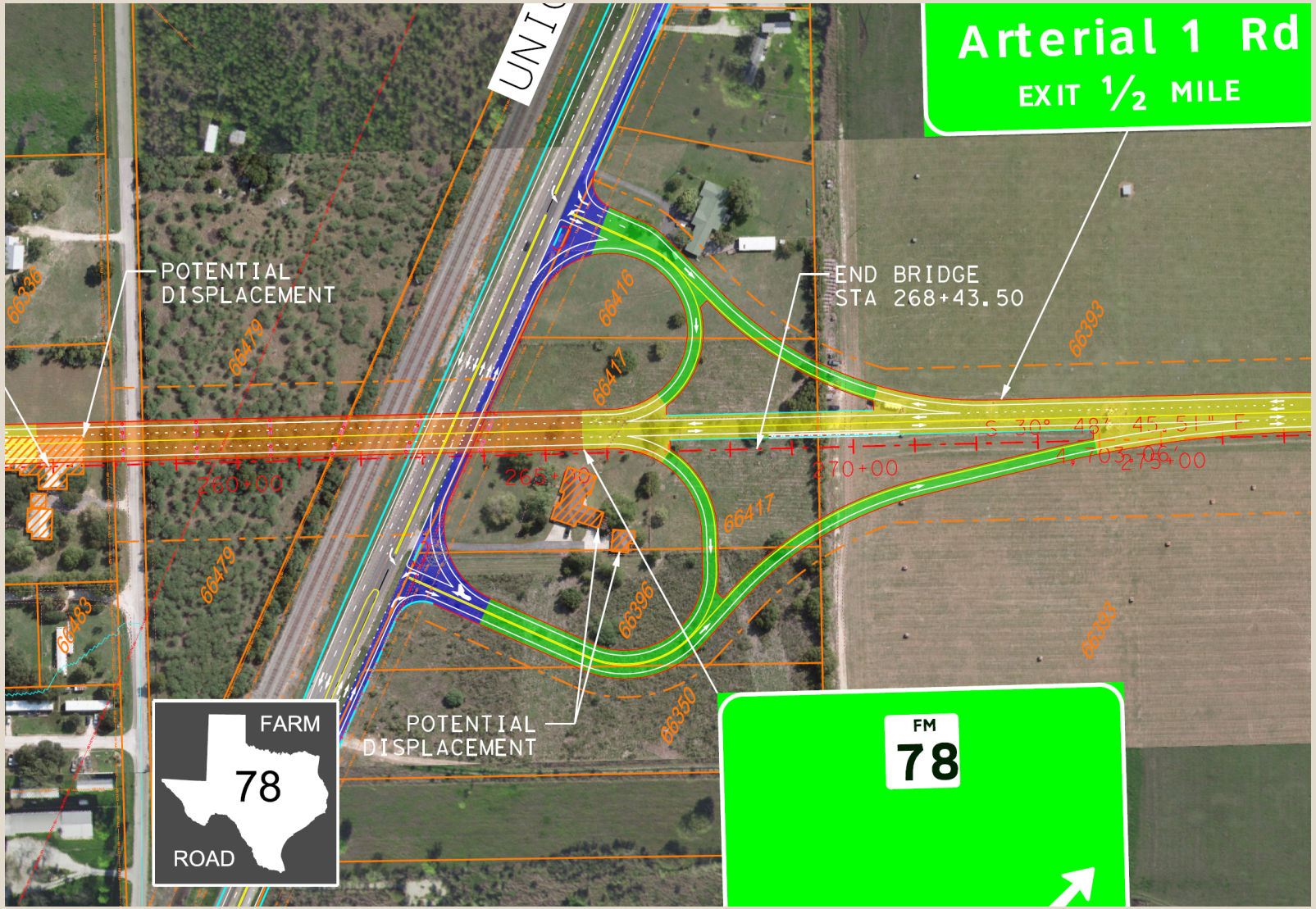


FUTURE ULTIMATE TYPICAL SECTION

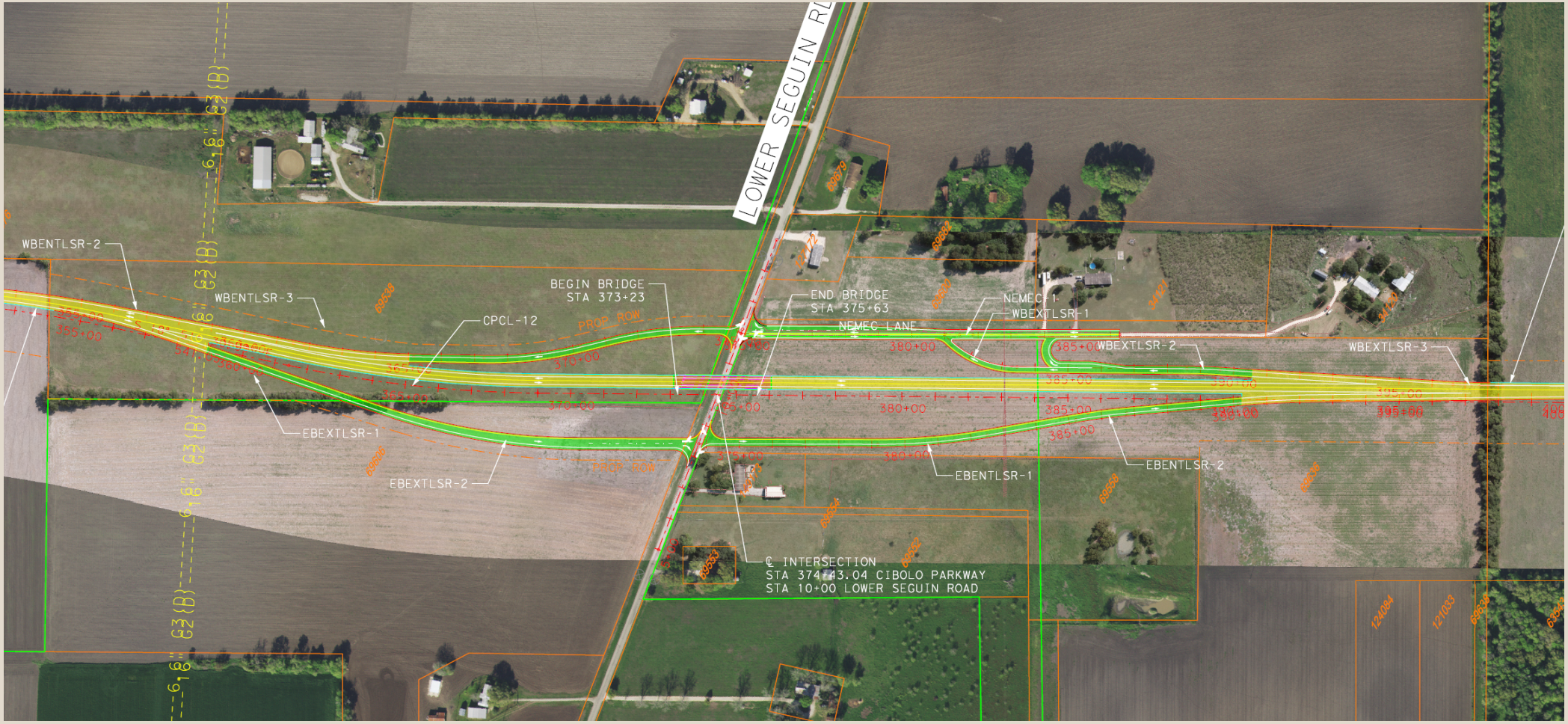
Design – FM 1103 Interchange



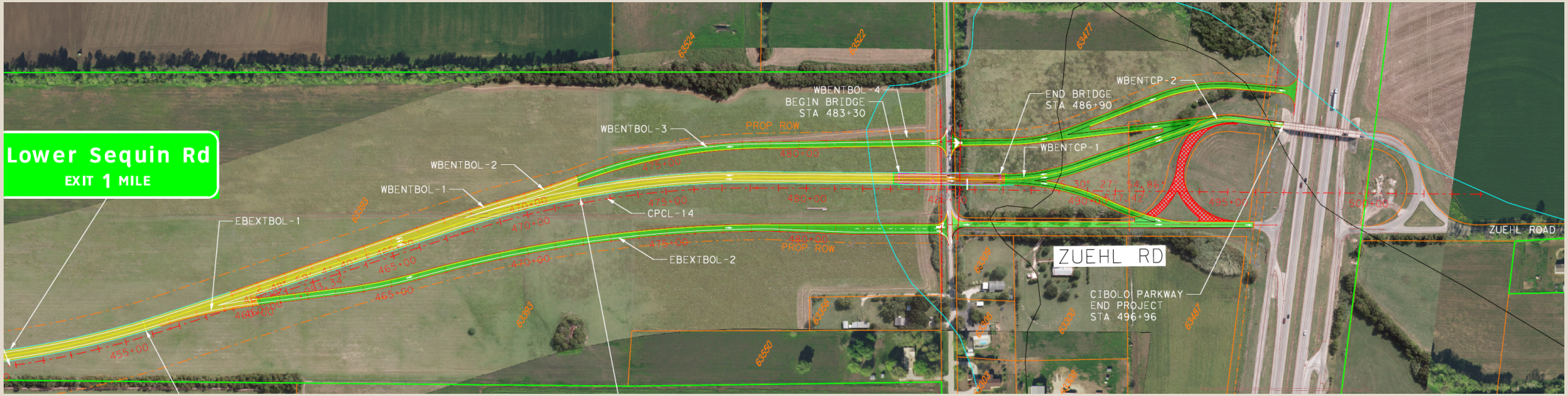
Cibolo Parkway at FM 78



Cibolo Parkway @ Lower Seguin



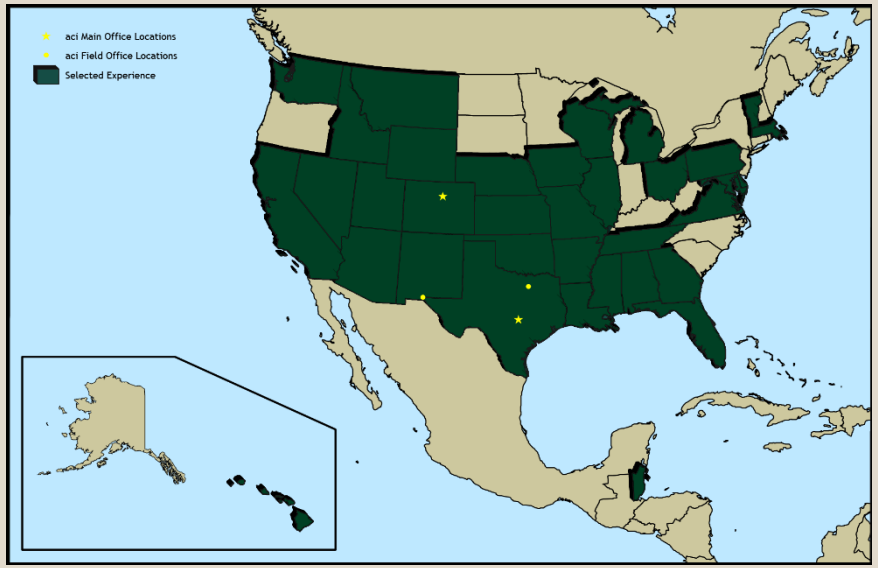
Cibolo Parkway @ I-10

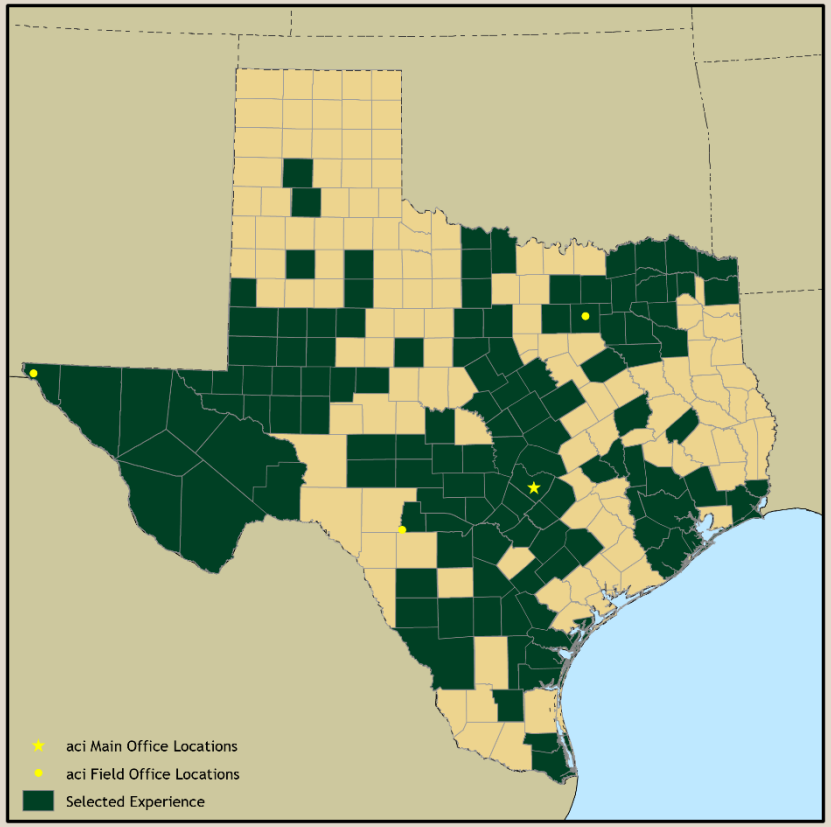


Environmental Study

aci Consulting Experience

- Over 100 years combine professional experience
- Similar Controlled Access Projects:
  - North Tarrant Express Segment 3A
  - Loop 375 Border Highway
  - SH 130 Segments 5&6
  - Grand Parkway, F & G
  - South Mt. Freeway, Arizona 202





Environmental Status Update

Topics presented:

- Brief review of TxDOT Environmental Analysis model
- Where are we in the process?
- What steps are next?

Environmental Modeling

- Cibolo is using the TxDOT environmental analysis model
- Texas cities, counties and public agencies usually don’t prepare NEPA documentation such as an EA when projects are not federally funded, federally authorized or on federal land
- The Cibolo Parkway Project is preparing a State EA to exceed the environmental review for a City of Cibolo project and model the structure of a TxDOT planning and public involvement process

Environmental Elements Reviewed

- Air Quality
- Texas Antiquities Code (Archeology)
- Cemeteries
- Protected Lands
- Wildlife and Protected Species
- Migratory Birds
- Community Impacts
- Displacements
- Hazardous Materials
- Noise Impacts
- Wetlands/Waterways
- Water Quality
- Public Involvement

Environmental Update

- Environmental process is continuing – still early in process
- The Build and No Build Alternatives have been developed
- Desktop environmental review complete (databases, 2017 aerials, historical aerials, historical maps, etc.)
- Field investigation in coming months (archeology, waters, vegetation, etc.)

Technical Reports

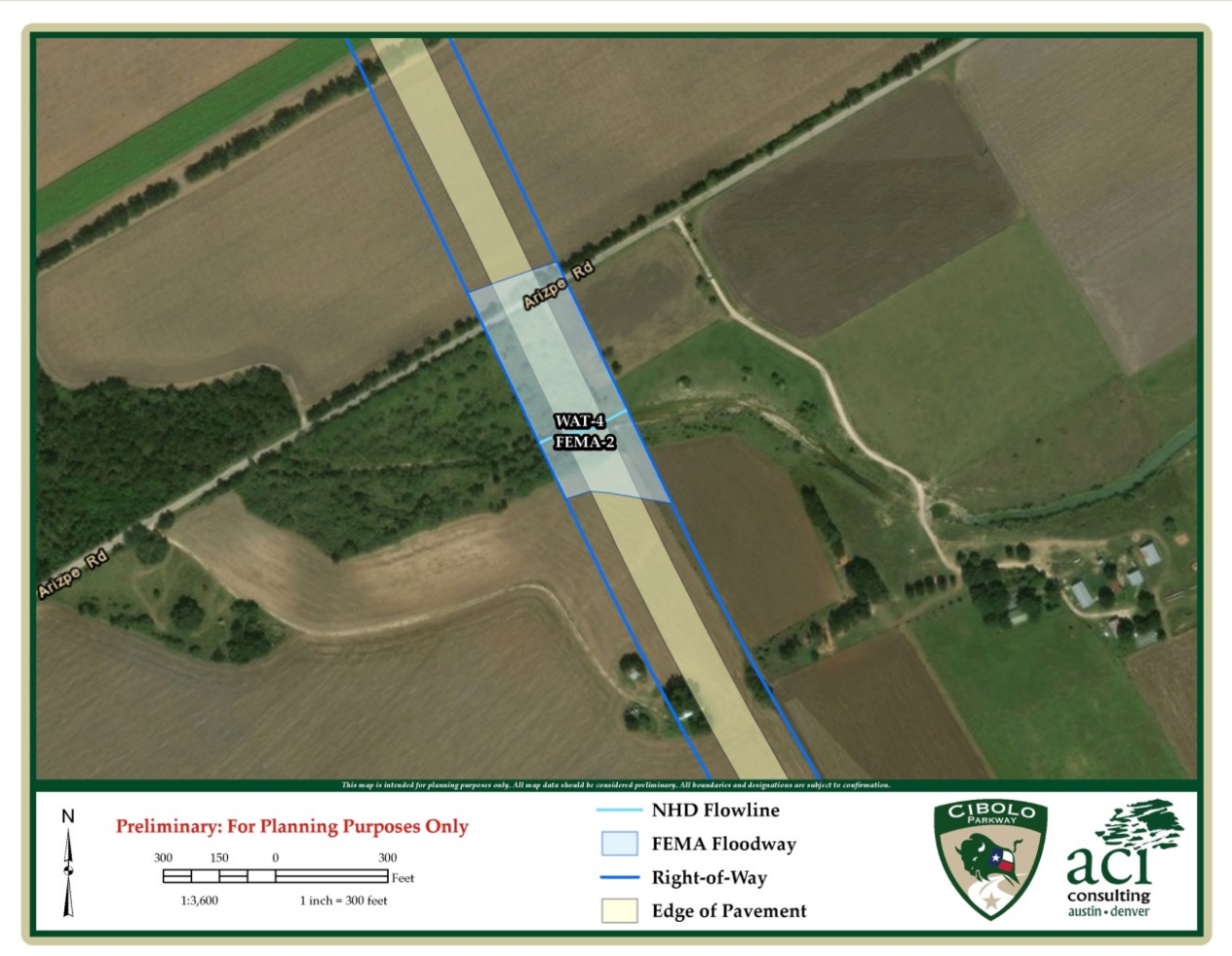
TxDOT model Technical Reports will include the following resources at a minimum:

- Jurisdictional Waters
- Species and Wildlife
- Socioeconomic
- Archeology
- Hazardous Materials
- Air Quality
- Noise

Example: Schlather Cemetery

- Cemetery south of Steele High School
- May extend from 1829-1927
- 5 to 7 burials
- Texas Atlas (2003) estimates it's approximately 0.5 acre
- Road designed to avoid THC noted limits
- THC Investigation Permit in hand
- Next step field investigations

Example: Waters of the U.S.



- Stream south of Arizpe Road, FEMA floodplain
- Noted in various databases
- Next step, field investigations to classify limits of channel, wetlands and riparian habitat

Example: Water Well Near ROW

- Registered Water Well No. 6831503
- Noted in State of Texas database
- Next step, field investigations to confirm location and assess proximity to ROW

Example: Oil/Gas Well Near ROW

- Registered Oil & Gas Well No. 4218700
- Noted in State of Texas database as dry hole
- Next step, field investigations to confirm location and assess proximity to ROW

Environmental Next Steps

- Field investigations
- Drafting Technical Reports for coordination with resource agencies
- Combine information, analysis & agency comments
- Prepare draft EA
- Finalize EA

Financing Process

- Financial advisors prepare plan
- Meet with investment groups
- Obtain rating from rating agencies
- Borrow money against the future revenue
- Begin construction
- Complete construction – open roadway

Project Communications

K Strategies – Project Communications

- Award winning marketing and public relations firm
- 15 years of experience
- Expertise in transportation and construction
- More than 20 TxDOT projects
- Work throughout Texas
- Toll road experience including:
  SH 71 Austin and SH 360 Arlington/ Mansfield

Project Communications

- Website
- Email marketing
- Social media
- Newsletters
- Public meetings and open house events
- Presentations to community groups
- Other community outreach

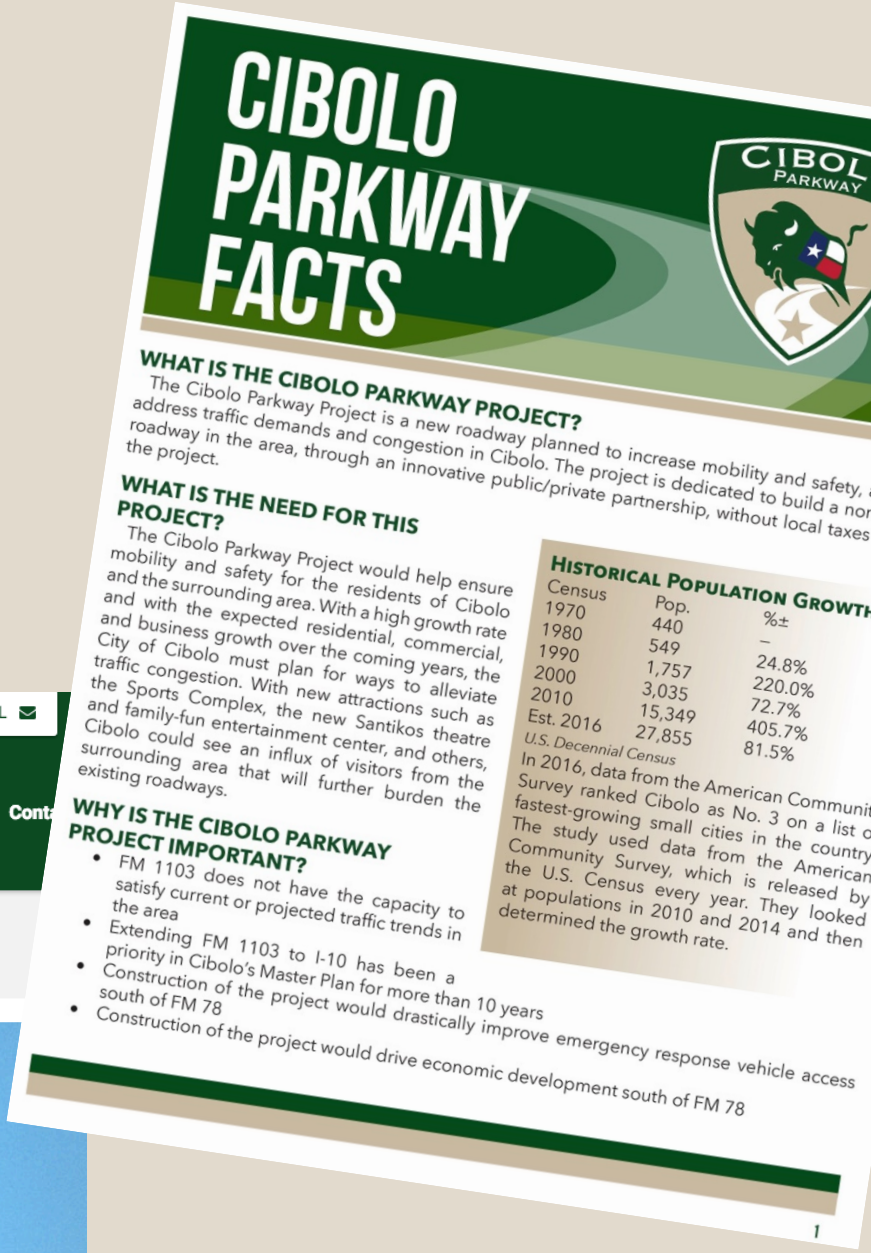
Project Communications

Website: www.CiboloParkway.org

Email: info@CiboloParkway.org

Phone Line: 210-384-2007

Facebook: @CiboloParkwayProject


CIBOLO PARKWAY FACTS

WHAT IS THE CIBOLO PARKWAY PROJECT?

The Cibolo Parkway Project is a new roadway planned to increase mobility and safety, address traffic demands and congestion in Cibolo. The project is dedicated to build a nor roadway in the area, through an innovative public/private partnership, without local taxes the project.

WHAT IS THE NEED FOR THIS PROJECT?

The Cibolo Parkway Project would help ensure mobility and safety for the residents of Cibolo and the surrounding area. With a high growth rate and with the expected residential, commercial, and business growth over the coming years, the City of Cibolo must plan for ways to alleviate traffic congestion. With new attractions such as the Sports Complex, the new Santikos theatre and family-fun entertainment center, and others, Cibolo could see an influx of visitors from the surrounding area that will further burden the existing roadways.

HISTORICAL POPULATION GROWTH

Census	Pop.	%±
1970	440	–
1980	549	24.8%
1990	1,757	220.0%
2000	3,035	72.7%
2010	15,349	405.7%
Est. 2016	27,855	81.5%

U.S. Decennial Census

In 2016, data from the American Communit Survey ranked Cibolo as No. 3 on a list o fastest-growing small cities in the country The study used data from the American Community Survey, which is released by the U.S. Census every year. They looked at populations in 2010 and 2014 and then determined the growth rate.

WHY IS THE CIBOLO PARKWAY PROJECT IMPORTANT?

- FM 1103 does not have the capacity to satisfy current or projected traffic trends in the area
- Extending FM 1103 to I-10 has been a priority in Cibolo's Master Plan for more than 10 years
- Construction of the project would drastically improve emergency response vehicle access south of FM 78
- Construction of the project would drive economic development south of FM 78

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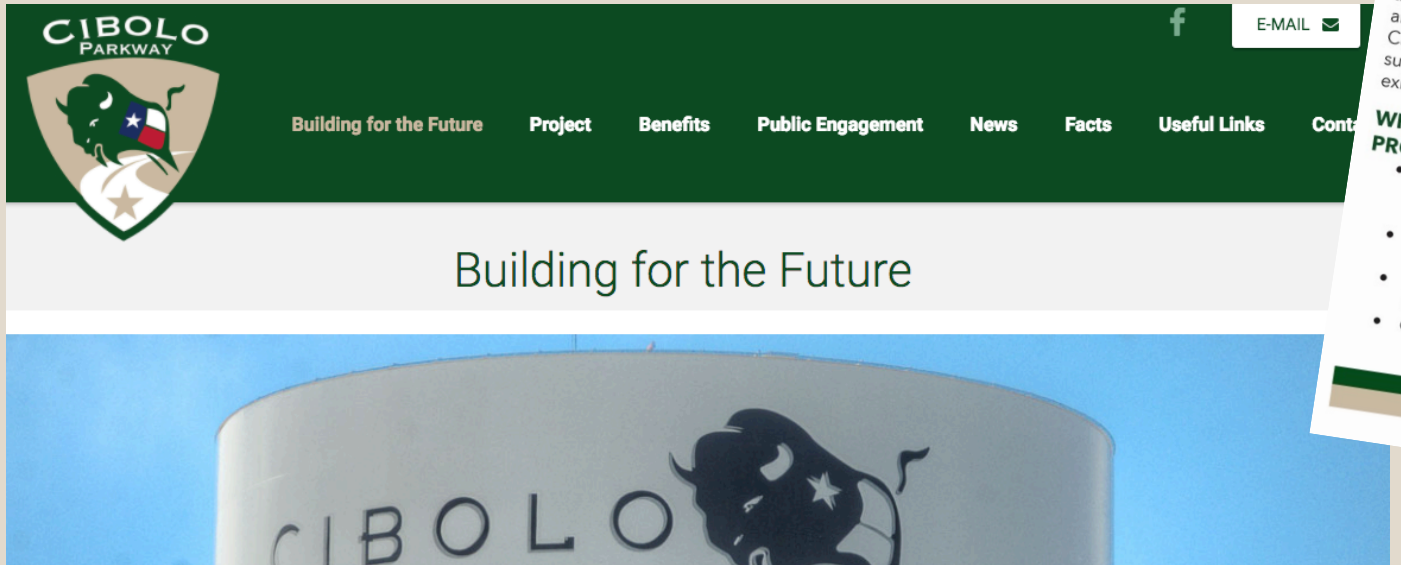

Next Steps in Project Development

- Complete Project Development – Phase I
  - Traffic Revenue – Investment Grade Report
  - Design – Complete Schematic and Estimates
  - Environmental – Complete studies
- Project Financing
- Complete Project Development – Phase II
  - Detail Design / PS&E
  - Acquire ROW
- Project Construction

Questions and Answers